FINDIT OF FACT AND CONCLUSIONS OF LAW

* * * * * * * * * *

The Petitioner herein requests a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side street setback of 2 ft. in lieu of the required 25 ft. for a garage addition, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

This property is located within the Chesapeake Bay Critical Areas and is subject to compliance with the recommendations to be made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.), upon completion of their findings. The relief granted herein shall be conditioned upon Petitioner's compliance with said findings.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this $\frac{g}{g}$ day of April, 1992 that the Petition for a Zoring Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side street setback of 2 ft. in lieu of the required 25 ft. for a garage addition, in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

> 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order: however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. There shall be no service garage work performed within the structure or on the subject property at any time.

4. The Petitioner shall comply with all requirements of the Department of Environmental Protection and Resource Management as set forth in their comments dated March 19, 1992, attached

5. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection

Zoning Commissioner

for Baltimore County

LES/mmn

hereto and made a part thereof.

of the subject property to insure compliance with this Order.

-3-

ZONING DESCRIPTION 92-274-A

BEGINNING AT A PIPE ON THE SOUTH TO SIDE OF GRACE IN

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

March 16, 1992

Mr. Michael Loncala 3225 Grace Road Baltimore, Maryland 21219

> RE: Petition for Residential Zoning Variance Case No. 92-274-A

Dear Mr. Loncala:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt Zoning Commissioner

LES:mmn encl.

> CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 97-974-1

•	
Posted for Vorience	Date of Posting 1/30/92
Potitioner: Michael Jonacly	
Location of property: 3275 Grace Re	d - SE/cor Gran Rel VEIlo dra
Location of Signer Foring Grace Rd	eserce: 13 Fr. Youd Way
Ox property of Petitions	2
Remarks:	
Posted by	2/2/61
Habeture	LANG OF LOCKLES

Variance: to allow a side street softest of 2 feet in the of the re-quired 25 feet for a garage addi-tion.

CERTIFICATE OF PUBLICATION

TOWSON, MD., marchiz, 1992 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of ____ successive weeks, the first publication appearing on March 12, 1997

THE JEFFERSONIAN.

5. Zehe on Om

\$34.79

THE ZONING COMMISSIONER OF BALTI	MORE COUNTY: $92 - 214 - 77$
The undersigned, legal owner(s) of the property leached hereto and made a part hereof, petition for	located in Baltimore County and which is described in the description and plat or a Variance from Section
18023CI to a	ellow a seclestrate sollach
M = 2' in le	en of the required 25 for
to marge all	della (
the Zoning Reputations of Bultimore County for	or the following reasons: (indicate turdship or practical difficulty)
bication of the, I	nisticular por focated on
to Durporty Than	my life without perfectly
min to locate &	the larrage anywhere else
on the prisonal	y J
Property is to be advertiged and/or posted as pri	escribed by Zoning Regulations.
/ I/we agree to pay expenses of the above posting a	and, if necessary, advertising, upon filing of this petition, and further agree to
nd are to be bound by the zoning regulations and laltimore County.	d restrictions of Battimore County supplies paradaut to the zoning and see
	I/we do solemnly declare and affirm, under the penalties of perjuty,
	that I/we are the legal owner(s) of the property which is the subject
	that I/we are the legal owner(s) of the property which is the subject of this petition.
Contract Purchaser:	that I/we are the legal owner(s) of the property which is the subject of this petition. Legal Owner(s):
	that I/we are the legal owner(s) of the property which is the subject of this petition. Legal Owner(s): MICHREL LINCALA
Contract Purchaser: (type or print name)	that I/we are the legal owner(s) of the property which is the subject of this petition. Legal Owner(s):
	that I/we are the legal owner(s) of the property which is the subject of this petition. Legal Owner(s): MICHREL LINCALA
(type or print name)	that I/we are the legal owner(s) of the property which is the subject of this petition. Legal Owner(s): MICHREL LINCALA
(type or print name)	that I/we are the legal owner(s) of the property which is the subject of this petition. Legal Owner(s): CHHEL LINCALA (oppe or griph name) CHHEL LINCALA (algorities)
(type or print name)	that I/we are the legal owner(s) of the property which is the subject of this petition. Legal Owner(s): CHHEL LINCALA (oppe or griph name) CHHEL LINCALA (algorities)
(type or print name) algoniture)	that I/we are the legal owner(s) of the property which is the subject of this petition. Legal Owner(s): MICHAEL LINCALA (oppe or print name) (hype or print name) (hype or print name) (nignature) 3335 GRACE RD 1477-008
(type or print name) signature) signature City State Zip Code Attorney for Petitioner:	that I/we are the legal owner(s) of the property which is the subject of this petition. Legal Owner(s): (type or print name) (type or print name)
(type or print name) signature) address City State Zip Code	that I/we are the legal owner(s) of the property which is the subject of this petition. Legal Owner(s): (type or print name)
(type or print name) signature) signature City State Zip Code Attorney for Petitioner:	that I/we are the legal owner(s) of the property which is the subject of this petition. Legal Owner(s): MICHAEL LINCALA (oppe or print name) (hype or print name) (hype or print name) (nignature) 3335 GRACE RD 1477-008
(type or print name) signature) city State Zip Code Attorney for Petitioner: (type or print name)	that I/we are the legal owner(s) of the property which is the subject of this petition. Legal Owner(s): (type or print name)
(type or print name) signature) signature) City State Zip Code Attorney for Petitioner:	that I/we are the legal owner(s) of the property which is the subject of this petition. Legal Owner(s): (type or print name)

CRITICAL

IN SUPPORT OF ADMINISTRATIVE VARIANCE		
· · · · · · · · · · · · · · · · · · ·	nalties of perjury to the Zoning Commissioner of Baltimore County, as follows:	
testify thereto in the event that a public hearing	e personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to g is scheduled in the future with regard thereto.	
That the Affiant(s) does/do presently reside a	1 3225 GRACE RD	
	BACTO, MD 21319	
That based upon personal knowledge, the following the above address: (Indicate hardship	lowing are the facts upon which I/we base the request for an Administrative or spectoal difficulty)	
because of t	he inground pool logited	
or the property	y Am Cold willout	
sufferent dre	a to looke the garage	
arejukore elge	or the property	
may be required to provide additional inform CHAFL ONOAL Opposite the provide additional inform Opposite the provide additional information Opposite the provide additional information	pigneture) Rype or print name) ALTIMORE, to wit: 19 92 before me. a Notary Public of the Sta	
may be required to provide additional inform A CHAFL ONOR Oppose print name STATE OF MARYLAND, COUNTY OF BA 1 HEREBY CERTIFY, this 6 Maryland, in and for the County aforesaid Michael Oncol	type or print name) ALTIMORE, to wit: of	
may be required to provide additional inform ACLAFL ONCOL Oppose print name) STATE OF MARYLAND, COUNTY OF BA 1 HEREBY CERTIFY, this // day of Maryland, in and for the County aforesaid THE Affiants(s) herein, personally known or a that the matters and facts hereinabove set for	Oype or print name) ALTIMORE, to wit: of	
energy be required to provide additional information of the country aforesaid the country of the	type or print name) ALTIMORE, to wit: of	

WHICH IS 40 WIDE AT THE TASTANCE OF 120' SOUTHEAST OF THE CENTER	curly
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THAT BOOK # 8, FOLIO# 38 CONTAINING 8500 SQAUKE FEET ALSO	
KNOWN AS 3225 GRACE RD AND LOCATED IN THE 12TH ELEC	MONT
DISTRICT	
NE corner of Grace Rd of Ella Ave	
THE COVIET OF STATE O	
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•	
CERTIFICATE OF POSTING	14-17
CERTIFICATE OF POSTERS ZONNO DEPARTMENT OF BALTIMORE COUNTY 91 - 21 Towns, Maryland) / / · ·
District 12 Th Posted for: 19714 n'c 5	7/92
Posted for:	
Micheal Honorla	*******
Location of property: NE/Cor. Grove + Fills 17-2	
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4 N. Center Place P. O. Box 8936 **Dundelk, Md. 21222**

March 19, 19 92

THIS IS TO CERTIFY, that the annexed advertisement of Baltimore County Zoning - Case #92274A - Notice of Hearing - P.O. #0117353 - Req. #M57376 - 54 lines Was Anserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week successive weeks before the

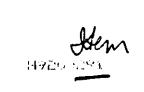
19 92 ; that is to say, 20th the same was inserted in the issues of March 19, 1992.

Kimbel Publication. Inc.

(410) 887-3353

Baltimore County





Account: R-001-6150

CHECK HEARING THE CONTROL Tage Transporting Stages Transporting Care

> Please Make Childhal Marie Thi Ballingore County \$50.00 8A C010:42AM01-16-92

Baltimore Count Zoning Commissiones County Office Building 111 West Chesapeake Avenue recelled

Account. R 001 6150

Please Make Checks Payable To: Baltimore County

111 West Chesapeake Avenue Towson, MD 2120+

(410) 887-3353

Michael Loncala 3225 Grace Road Baltimore, Maryland 21219

CASE NUMBER: 92-274-A MEC Grace Road at Ella Avenue 3225 Grave Road 12th Election District - 15th Councilmanic Petitioner(s): Michael Loncala

Dear Petitioner(s):

is due for advertising and posting of the above captioned Please be advised that \$

Baltimore County Government of Zoning Administration

and Development Management

Office of Planning & Zoning

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL. THE DAY OF THE

Please forward your check via return smail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

February 5, 1992

Mr. Michael Loncala 3225 Grace Road Baltimore, MD 21219

111 West Chesapeake Avenue

Towson, MD 21204

RE: Item No. 291, Case No. 92-274-A Petitioner: Michael Loncala Petition for Administrative Variance

Dear Mr. Loncala:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committe Coments Date: February 5, 1992

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the peition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or imcompleteness.

Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Coordinator

WCR:jw

Enclosures

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this

16th day of January, 1992.

Zoning Plans Advisory Committee

Petitioner: Michael Loncala Petitioner's Attorney:

Bahimore County Government Of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

MARCH 5, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified berein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-274-A NEC Grace Road at Ella Avenue 3225 Grave Road 12th Election District - 15th Councilmanic Petitioner(s): Michael Loncala HEARING: WEDNESDAY, APRIL 1, 1992 at 9:00 a.m.

Variance to allow a side street setback of 2 feet in lieu of the required 25 feet for a garage addition.

Lawrence E. Schm

Zoning Commissioner of Baltimore County

cc: Michael Loncala

EALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director Zoning Administration and

DATE: February 4, 1992

Development Management Gary L. Kerns, Chief

Comprehensive and Community Planning Office of Planning and Zoning SUBJECT: LeBrun Property, Item No. 301

Jackson Property, Item 300 Buell Property, Item 296 Loncala Property, Item 291 Knoll Property, Item 290 Trustees Cedar Grove V.M. Church, Item No. 289 Hoffman Property, Item 285

Brooks Property, Item 283 In reference to the Petitioners' request, the staff offers no

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

Report prepared by:

GLK/JL:rdn ITEM301/TXTROZ 700 East Joppa Road Suite 901 Towson, MD 21204-5500

(301) 887-4500

JANUARY 30, 1992

Arnold Jablon Director Zoning Administration and Development Management Baltimore County Office Building Towson, MD 21204

ltem No.: 291

RE: Property Owner: MICHAEL LONCALA

#3225 GPACE ROAD Location:

Yoning Agenda: JANUARY 28, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Frevention Bureau has no comments at this time.

REVIEWER: Approved Fire Prevention Bureau

Special Inspection Division

Noted and

BALTIMORE COUNTY, MARYLAND

TO: Mr. Arnold E. Jablon, Director

FROM: J. James Dieter, Director

Intensely Developed Area (IDA).

APPLICANT'S NAME Mr. Michael Loncala

SITE LOCATION

APPLICANT PROPOSAL

Critical Area Law:

and Development Management

Loncala Property

Office of Zoning Administration

SUBJECT: Petition for Zoning Variance - Item 291

Chesapeake Bay Critical Area Findings

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

The subject property is located at 3225 Grace Road. The site is

The applicant has requested a variance from section 1B02.3.C1 of

setback of 2 feet in lieu of the required 25 feet for a garage addition.

In accordance with the Chesapeake Bay Critical Area Program, all

"Minimize adverse impacts on water quality that result from

3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address

the fact that even if pollution is controlled, the number,

adverse environmental impacts." <COMAR 14.15.10.01.0>

movement, and activities of persons in that area can create

pollutants that are discharged from structures or conveyances

within the Chesapeake Bay Critical Area and is classified as an

the Baltimore County Zoning Regulations to permit a side street

project approvals shall be based on a finding which assures that

proposed projects are consistent with the following goals of the

or that have runoff from surrounding lands;

Conserve fish, wildlife and plant habitat; and

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

DATE: March 19, 1992

JF/KEK

BALTIMORE COUNTY ROMONIC DEVELOPMENT COMISSION

Julie Winiarski Office of Zoning Administration and

Development Management A. J. Haley, Deputy Director Economic Development Commission

Zoning Advisory Comments for Meeting of January 28, 1992

This office has no comment for items 285, 286, 289, 290, 291, 292, 293, 294, 295, 296 and 297.



Memo to Mr. Arnold Jablon March 19, 1996 Page 2

REGULATIONS AND FINDINGS

the tidal waters of Back River. No clearing, grading or disturbance of the shoreline buffer shall occur.

2. Regulation: "Dredging, filling, or construction other than approved bulkheading shall not be permitted in any non-tidal and tidal wetlands unless the proposed development consists of unless the Director of Environmental Protection and Resource Management finds this proposed development not detrimental to the County's Wetland Management Programs" <Baltimore County Code,

Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site. Therefore, no clearing, grading or disturbance of wetlands shall occur.

reduces pollutant loadings by 10% of the on-site level prior to

connected directly to the road. One method to reduce pollutant loadings from a development site is to maximize infiltration of stormwater throughout the site rather than directing discharge to a single point. The applicant agrees to disconnect the existing downspouts and allow them to discharge across the lawn. The rainspouts on the new garage shall be directed to drywells to allow infiltration of stormwater. These adjustments to the on-site stormwater will bring this project into compliance with

JJD:NSS:ju Attachment cc: Mr. Michael Loncalas LONCALA/TXTNSS

Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Section 26-449(a)>.

Finding: This property is located approximately 200 feet from

utility, bridge, or street development in a non-tidal wetland and Section 26-447>.

Regulation: "New development and redevelopment within the IDA shall use Best Management Practices or other technology which new development or redevelopment" <Baltimore County Code Section 26-452(a)>.

Finding: At present the downspouts from the existing house are the above regulation.

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal does comply with Chesapeake Bay Critical Area Regulations, and is therefore approved. If there are any questions, please contact Ms. Patricia M. Farr at 887-2904.

12-274-1

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: February 13, 1992 Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

Zoning Advisory Committee Meeting for January 28, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 285, 289, 290, 291, 293, 294, 295 and 296.

For Items 286 and 292 County Review Group Meetings will be required.

For Item 297, the previous County Review Group Comments still remain valid.

> ROBERT W. BOWLING, F.E., Chief Developers Engineering Division

Bullingson to the section of the

Comment Comment between

continued physical actionis.

1 - 1 - 1

Following up my letter to you dated March 13, 1993, enclosed herewith

After the posting and advertising bill has been paid, I will issue my

Order to you granting the requested variance, along with a copy of the paid

is the bill for advertising and posting costs in the amount of \$86.79.

Please forward your check made payable to Baltimore County, Maryland in

said amount to the Docket Clerk, Gwen Stephens, c/o Zoning Administration

and Development Management office located in Room 109, County Office Build-

BULLET

(410) 887-4386

March 31, 1992

Very truly yours,

Lawrence E. Schmidt

RWB: 8

Suite 113 Courthouse

Towson, MD 21204

400 Washington Avenue

Mr. Michael Loncala

Baltimore, Maryland 21219

RE: Case No. 92-274-A

Petition for Residential Variance

ing, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Please call me if you have any questions.

3225 Grace Road

Dear Mr. Loncala:

receipt.

BUREAU OF TRAFFIC ENGINEERING DEPARTMENT OF PUBLIC WORKS BALTIMORE COUNTY, MARYLAND

DATE: February 18, 1992

Mr. Arnold Jablon, Director Office of Zoning Administration and Development Management

Rahee J. Famili

92-274-A 2-18

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: January 28, 1992

This office has no comments for item numbers 285, 290, 291, 292, 294, 295 and 296.

Traffic Engineer II

RJF/lvd

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

March 13, 1992 (410) 887-4386

Mr. Michael Loncala 3225 Grace Road Baltimore, Maryland 21219

> RE: Case No. 92-274-A Petition for Residential Variance

Dear Mr. Loncala:

This is to acknowledge your recent letter regarding the above captioned case. I have reviewed your letter and it answers the questions which I had regarding your Petition. Thus, it is my intention to approve the variance which you have requested. I will, however, add a restriction to my Order prohibiting the conversion of the garage to a second dwelling unit or permitting heavy service work on motor vehicles therein. That is, you have indicated that the garage is for storage purposes for your boat and automobiles.

Notwithstanding my decision, my office has already placed an advertisement of the proposed zoning hearing in a local newspaper and ordered the posting of the property. Although the hearing will not take place in view of my opinion, the cost for this advertising and posting has been sustained. I should have a complete bill for those services within a week. I shall forward same to you as soon as I am advised of those costs. Upon your payment of those fees, my Order granting the requested variance will be issued.

Please call me if you have any questions.

Lawrence E. Schmidt Zoning Commissioner

Baltimore, Maryland 21219

Dear Petitioners:

Please be informed that your file has been reviewed. The Commissioner's Office did not grant or deny the requested relief. Instead it was determined that this matter be set in for public hearing.

As you recall, it now becomes necessary to repost the property and run notice of the hearing in two local newspapers and that you will be billed for the reposting and advertising costs.

Formal notification of the hearing date will be forwarded to you shortly.

Very truly yours,

of Baltimore County, Maryland

and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 2120+

January 28, 1992

Baltimore County Government Office of Zoning Administration

(410) 887-3353

3225 Grace Road Baltimore, Maryland 21219

MEC Grace Road at Ella Avenue 3225 Grace Road 12th Election District - 15th Councilmenic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before February 2, 1992. The closing date is February 18, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in two local newspapers. Charges related to the reposting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

... Dear Mr. Schmidt,

This letter is in reference to our place. conversation on 3-9-92. Whey explaned on the phone the reason for needing a garage of this size to so it will accomodate my boat and trailer. Because of where the house and inground poolare located on the property there was no other space available to locate a building of that size on the property. The trailer my boat sits on is 27 feet long, that which need a structure at least 30 feet long. I assure you I have no other purpose for this
garage execution, maintains, my boat and cars. It you. Jarage exempt to maintains my wax and cars: Yf you have any more austrons or need any nore information please feel free to contact me by phone or mail. I have the letter charries any suspecions you may have had as to my intensions and you can avoid have had as to my intensions and you can avoid scheduling this matter for public hearing. Please contact scheduling this matter for public hearing. Please contact scheduling this matter for public your decision.



To Whom it may concern,

NAME AND ADDRESS: HELEN M. COPELAND 7/02 ELLA AVE. BALTIMORE, Md. 21219

TAME: 1-14-92

SIGNATURE: Helen M. Copeland

To Whom it may concern,

to Build. He has told me the size and where it is to be bounted to him puting up this structure.

NAME AND ADDRESS: Dephe Wills 3333 Thace Ed. Bolto 21219 Mid Jan 14-1992.

SIGNATURE: Sophe Wille To Whom it may concern,

Build. He has total me the size and where it is to be located to him puting up this structure.

NAME AND ADDRESS: Calvin Orlandi 3221 Grace Road

SIGNATURE: Calvin Orlande





Plat to accompany Petition for Zoning X Variance Special Hearing PROPERTY ADDRESS: 3225 GRACE RD

Subdivision name: LYNCH POINT

plat books 8 tollog 38 lots 1-4 sections OWNER MICHAEL LONCALA

Vicinity Map LOCATION INFORMATION Councilmanic District: 15 Election District: 12 1'=200' scale map#: 565I Zoning: DR 5.5

Lot size: 3.19 8500

acreage square feet

SEWER:

WATER:

Description

WATER:

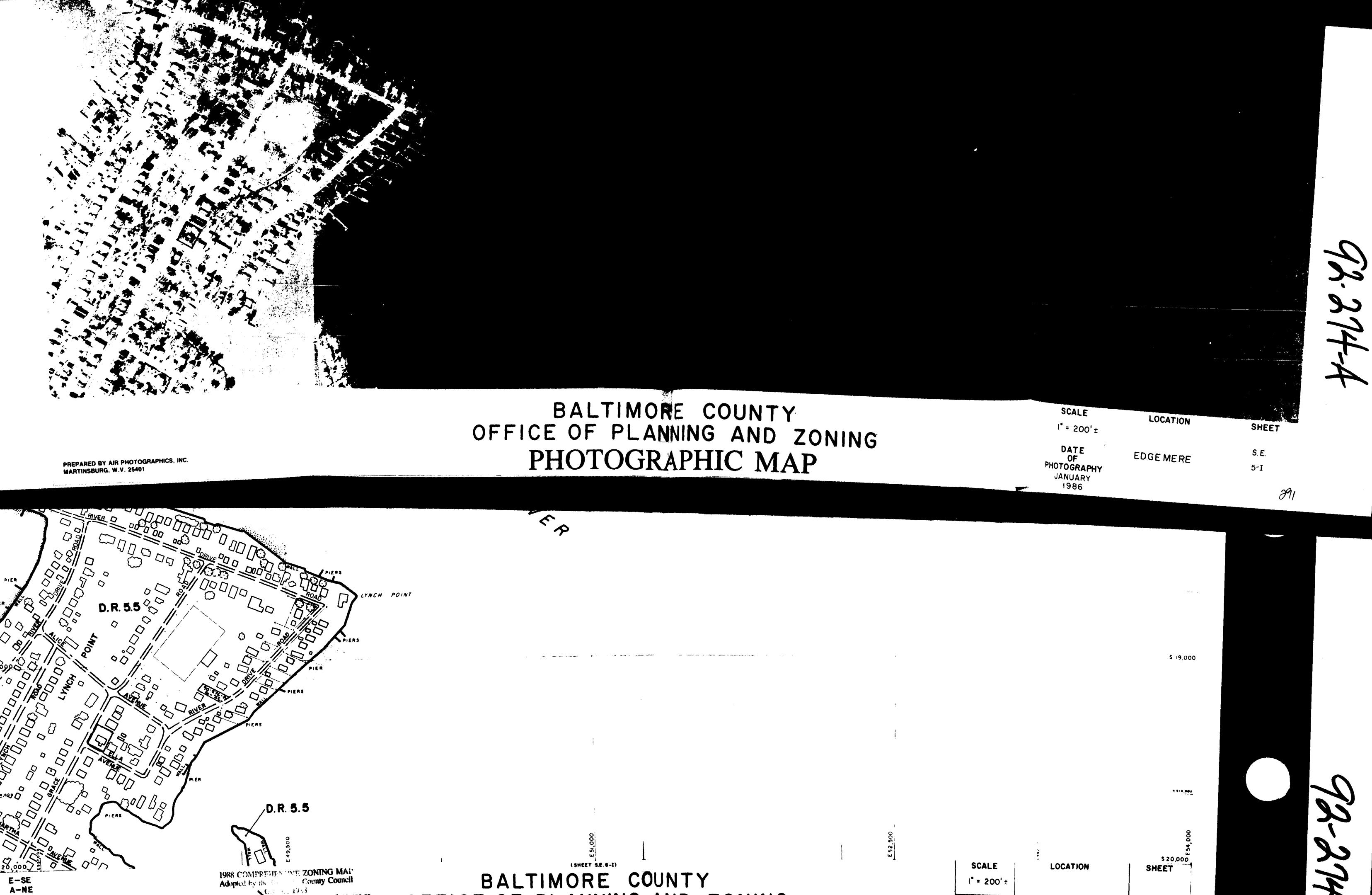
Description

Desc

Prior Zoning Hearings: NONE

prepared by: MICHAEL LONGALA

TATE: 1/14/92



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE LOCATION SHEET

I" = 200' ±

DATE OF PHOTOGRAPHY
JANUARY
1986

LOCATION SHEET

S. E. 5-1